



TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.
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49 Chiltern Avenue

Farnborough, Hampshire GU14 9SG

£399,950 Freehold

An extended three bedroom semi-detached bungalow offered for sale with no onward chain situated in a pleasant location close to the Farnborough/Fleet border within easy reach of local amenities and commuter routes.

Accommodation comprises hall, 26ft living/dining room, kitchen, three bedrooms, refitted bathroom. Features include driveway parking, 23ft detached garage and 70ft established rear garden. Energy Efficiency Rating 'D'

GROUND FLOOR

ENTRANCE HALL

Side aspect door with opaque double glazed half panel, radiator, doors to living/dining room and refitted bathroom, laminate flooring, smooth finish ceiling.

LIVING/DINING ROOM

26' 1" x 13' 5" (7.95m x 4.09m)max. Front aspect double glazed bay window, two radiators, cupboard housing consumer unit and electric meter, Cable point, feature brick built fireplace, wall light points. Space suitable for dining table and chairs, doors to kitchen and bedroom two, walk-in storage cupboard housing replacement combination gas boiler, doorway to inner hallway, laminate flooring. Hatch giving access to part boarded loft space, smooth finish ceiling.

KITCHEN

7' 9" x 7' 5" (2.36m x 2.26m) Front aspect double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with inset stainless steel sink unit with mixer tap. Plumbing and space for washing machine, built in four ring gas hob below extractor fan with electric fan assisted oven below, space for fridge/freezer, part tiled walls, laminate flooring, smooth finish ceiling.

BATHROOM

Side aspect opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap with shower over, fitted screen, chrome heated towel rail, smooth finish ceiling with extractor fan and inset lighting.

INNER HALLWAY

Doors to bedrooms one and three, smooth

BEDROOM ONE

10' 8" x 9' 7" (3.25m x 2.92m) Side and rear aspect double glazed windows, radiator, smooth finish ceiling.

BEDROOM TWO

9' 5" x 6' 9" (2.87m x 2.06m) Side aspect double glazed window, radiator, smooth finish ceiling.

BEDROOM THREE

9' 7" x 7' 8" (2.92m x 2.34m)max. Rear aspect double glazed twin opening doors to terrace, radiator, smooth finish ceiling.

OUTSIDE

DETACHED GARAGE

23' 0" x 9' 0" (7.01m x 2.74m) Front aspect up and over door, power and light, side aspect window and door to garden.

REAR GARDEN

Paved terrace leading to mainly laid to lawn garden with shaped flower and shrub borders, timber built shed, access to garage. The garden extends approximately 70ft and is fully enclosed via wood panel fencing with pedestrian gate giving access to driveway.

AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

We have been advised by the vendor that the gas fire in the fireplace has been decommissioned.

